

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
SEC & SMC Old Eastern Ave & \* ZONING COMMISSIONER  
Pelczar Avenue \*  
1407 Old Eastern Avenue \* OF BALTIMORE COUNTY  
15th Election District \*  
5th Councilmanic District \* CASE # 92-132-SPH  
Richard & James Bruzdinski \*  
Petitioners \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as the Bruzdinski Funeral Home located at the intersections of Old Eastern Avenue and Pelczar Avenue in the Essex section of Baltimore County.

The Petitioners seek approval of an amended site plan marked as Petitioners' Exhibit No. 1A and an amendment to the Order in case No. 83-23-SPHA to "reconfigure parking, remove a garage and add to existing building."

Appearing at the hearing and represented by John B. Gontrum, Esquire, was Petitioner, Richard Bruzdinski, one of the owners and operators of the Bruzdinski Funeral Home located on the subject site. Also appearing at the hearing was William Bafitis, the Engineer who prepared the plat to accompany the Petition. There were no Protestants present.

The requested relief set forth in the Petition is generally worded, however, the specifics proposed were set forth at the hearing and are shown on Petitioners' Exhibit No. 1A. The Petitioners seek an amendment to an Order in a prior zoning case and propose to make certain changes to the parcel which houses the funeral home. That parcel is shown on the plat as lots Nos. 51, 52 and 53 located to the southeast of the intersection of Old Eastern and Pelczar Avenue. The Petitioner indicated that no change, either

in the configuration or as a legitimization is to occur to the parcel on the west side of Pelczar Avenue which houses an apartment dwelling and parking to support both the apartments and funeral home establishment.

As to the changes on the funeral home property (i.e., lots 51, 52 and 53), the Petitioner proposes to demolish and remove an existing garage which is located on the south of that tract. Further, parking on the south side of the parcel will be reconfigured and the parking spaces realigned. Lastly, the funeral home building, itself, will be finished off by the addition of new construction to the rear of the structure.

Further, the unique and complex history of this site is to be noted. Apparently, the original funeral home establishment was converted from a dwelling prior to 1945. That structure was on lot No. 51. The property was zoned residential from 1945 thru 1971 at which time lot No. 51 was reclassified to a B.L. zone designation via the Comprehensive Zoning Process. Lots Nos. 52 and 53 were reclassified from D.R.5.5 to B.L. zoning in the 1984 process. The property to the west which houses the apartment complex remains D.R.5.5. The first zoning hearing concerning the property was for lot No. 51 under case No. 5198-XA. A request, at that time, was made by the property owners for a special exception and expansion of the funeral home and same was denied by the Zoning Commissioner. Therefore, the property remained in a nonconforming use status until reclassified in 1971, at which time it became grandfathered via Bill No. 43-1970. That Bill grandfathered the existing funeral home uses which were owned by a director for a period of 15 years prior to 1970, as had been the case here. Lot No. 51 remains grandfathered. However, in case No. 73-248-A setback variances from the B.L.\D.R. zone line and parking from street right-of-ways were granted for the funeral home use.

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The next zoning hearing case came before the Zoning Commissioner under case No. 75-121-XA in 1975. At that time, a special exception for a funeral home on Lot Nos. 52 and 53 was granted. It should be noted, however, that the special exception on Lot No. 53 was for the purpose of parking only.

Thereafter, another zoning case came before the Commissioner, on case No. 83-23-SPHA, to amend the site plans as previously approved in the prior zoning cases. In this case, variance setbacks were granted for Lots Nos. 1, 2 and 3 and a use permit for parking on Lot No. 4. These lots are located on the west side of Pelczar Avenue. Further, Lots Nos. 1, 2, and 3 were reconfigured to accommodate the acreage necessary for the apartments which existed on the property.

As indicated above, the Petitioners only seek changes as to the existing funeral home use on Lots Nos. 51, 52 and 53. In my view, removal of the existing garage, reconfiguration of the parking and expansion to the existing facility, by way of construction of an addition, is warranted and consistent with the existing use and surrounding locale. There is no evidence before me that the changes shown on Petitioners' Exhibit No. 1A will be detrimental to the health, safety and general welfare of the community and, thus, I am persuaded that the special hearing shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4<sup>th</sup> day of Decr, 1991 that, pursuant to the Petition for Special Hearing, approval to amend the site plan and Order in Case No. 83-23-SPHA to reconfigure parking, remove a garage and add to existing building, in accordance with Petitioners' Exhibit No. 1A, be and is hereby GRANTED, subject,

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however, to the following restriction which are conditions precedent to the relief granted herein.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED  
DATE 12/4/91  
BY Mr. Bafitis

-4-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

847-3353

December 4, 1991

John B. Gontrum, Esquire  
Romadka, Gontrum and Hennegan  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING  
Richard Bruzdinski, et al  
Case No. 92-132-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,  
*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
cc: Mr. William Bafitis

## Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

an amended site plan and Order in Case No. 83-23SPHA

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Gontrum, Esquire

(Type or Print Name)

Signature

Romadka, Gontrum & Hennegan

814 Eastern Boulevard

Baltimore, MD 21221

City and State

Attorney's Telephone No.: 301-686-8274

Legal Owner(s):

Richard Bruzdinski

(Type or Print Name)

Signature

James Bruzdinski

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

1407 Old Eastern Ave. 301-686-4888

Baltimore, MD 21221

City and State

James & Richard Bruzdinski

1407 Old Eastern Ave.

301-686-4888

Address

Phone No.



OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.  
AVAILABLE FOR HEARING  
MON./TUE./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: DATE



# 92-132-SPH

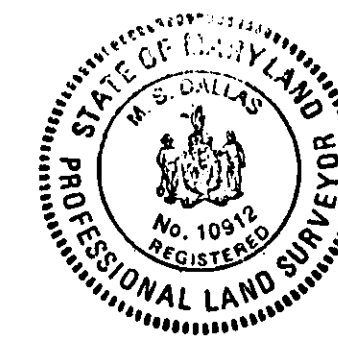
ZONING DESCRIPTION

BRUZZDZINSKI FUNERAL HOME

Beginning at the intersection of the south side of EASTERN AVENUE which is 100 feet wide, with the west side of PELCZAR AVENUE which is 30 feet wide. Thence the following courses and distances:

S. 03.05°49'E., 132.00 feet; S. 86.54°11'W., 53.00 feet; N. 03.05°49'W., 131.93 feet; N. 86.49°22'E., 53.00 feet to the place of beginning.

Being part of Lots 2 & 3 of EDGEWOOD PARK as recorded in Baltimore County Plat Book WPC-8 at Folio 10 containing 6994 square feet or 0.1606 acres of land and located in the 15th Election District.



RLS 10912

September 25, 1991

Civil Engineers / Land Planners / Surveyors - 1249 Engleberth Road / Baltimore, Maryland 21221 / 301-391-2336

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 10/19/91  
Posted for: Special Hearing  
Petitioner: Richard Bruzdinski, et al  
Location of property: 1407 Old Eastern Avenue, Baltimore, MD 21221  
Location of Sign: 1407 Old Eastern Avenue, Baltimore, MD 21221  
Remarks: on property of petitioner  
Posted by: William Bafitis Date of return: 12/5/91  
Number of Signs: 1

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 112, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at 10:00 a.m.  
Case Number: 92-132-SPH  
SEC & SMC Old Eastern Avenue and Pelczar Avenue  
1407 Old Eastern Avenue  
15th Election District  
Baltimore County  
Baltimore, Maryland  
Hear. & 1991 at 10:00 a.m.  
Special Hearing to approve or amend the site plan and Order in Case #92-132-SPH.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
10/04/91 October 10

### CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/11, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10, 1991.

THE JEFFERSONIAN,

*S. Zefe Orlov*  
Publisher

\$35.18

# CERTIFICATE OF PUBLICATION

## Office of THE AVENUE NEWS

442 Eastern Blvd.  
Baltimore, MD. 21221

THIS IS TO CERTIFY, that the annexed advertisement of

Bruzdinski in the matter of Zoning Hearing of  
1407 Old Eastern Ave. Case # 92-132-SPH, P.O. #0115279  
Req # 3649755, 52,5 lines @.60 or \$31.50

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, hereby gives notice of a public hearing on the matter of Case # 92-132-SPH, P.O. #0115279, Req # 3649755, 52,5 lines @.60 or \$31.50, to be held at the County Office Building, Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204, on the following date:

Case Number: 92-132-SPH  
SEC & SMC Old Eastern Avenue and Pelican Avenue  
1407 Old Eastern Avenue  
15th Election District - 5th Councilmanic  
Petitioner(s): Richard and James Bruzdinski

HEARING: TUESDAY,  
NOVEMBER 5, 1991 at 9:30 A.M.

Special Hearing to approve an amended site plan and Order in Case #83-23-SPH.

Lawrence E. Schmidt  
Zoning Commissioner of Baltimore County

was inserted in **The Avenue News** a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 11 day of October, 1991; that is to say, the same was inserted in the issues of October 10, 1991.

**The Avenue Inc.**

per publisher

By Debra J. Gonsky

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#136

Account: R 001-6150  
Number

92-132-SPH

Date

Please Make Checks Payable To: Baltimore County  
P.O. #0115279 93 51

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: P 001-6150  
Number

92-132

Date

Please Make Checks Payable To: Baltimore County  
P.O. #0115279 93 51

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD. 21204

DATE: 10-18-91

COPY

Richard and James Bruzdinski  
1407 Old Eastern Avenue  
Baltimore, Maryland 21221

RE:

CASE NUMBER: 92-132-SPH  
SEC & SMC Old Eastern Avenue and Pelican Avenue  
1407 Old Eastern Avenue  
15th Election District - 5th Councilmanic  
Petitioner(s): Richard and James Bruzdinski  
HEARING: TUESDAY, NOVEMBER 5, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 91.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: John B. Gontrum, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD. 21204

SEPTEMBER 26, 1991

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-132-SPH  
SEC & SMC Old Eastern Avenue and Pelican Avenue  
1407 Old Eastern Avenue  
15th Election District - 5th Councilmanic  
Petitioner(s): Richard and James Bruzdinski  
HEARING: TUESDAY, NOVEMBER 5, 1991 at 9:30 a.m.

Special Hearing to approve an amended site plan and Order in Case #83-23-SPH.

Lawrence E. Schmidt  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Richard and James Bruzdinski  
John B. Gontrum, Esq.

111 West Chesapeake Avenue  
Towson, MD. 21204

October 29, 1991

John B. Gontrum, Esquire  
Romack, Gontrum, & Hennegan  
814 Eastern Blvd  
Baltimore, MD 21221

RE: Item No. 136, Case No. 92-132-SPH  
Petitioner: Richard Bruzdinski, et al  
Petition for Special Hearing

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: October 29, 1991  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Richard Bruzdinski  
1407 Old Eastern Avenue  
Baltimore, MD 21221

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD. 21204

Your petition has been received and accepted for filing this

1st day of October, 1991.

Arnold Jablon  
ARNOLD JABLON  
DIRECTOR

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Richard Bruzdinski, et al

Petitioner's Attorney: John B. Gontrum

### BALTIMORE COUNTY, MARYLAND INTEROFFICE MEMORANDUM

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: September 27, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Bruzdinski, Item No. 136

In reference to the petitioner's request, staff offers the following comment:

Should the applicant's request be granted, a landscape plan shall be submitted to the Baltimore County landscape planner for approval by the deputy director of the office.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn

ITEMS136/TXTROZ



BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: October 18, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahoe J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 1, 1991

ITEM NUMBER: 136

- 1) The proposed access off Old Eastern Avenue should be 16 ft. wide.
- 2) DO NOT ENTER/ONE WAY signs should be shown.
- 3) This site may be subject to further C.R.G. comments.

*Rahoe J. Famill*  
Rahoe J. Famill  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

OCTOBER 16, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: REVISED PETITIONS AND PLANS WERE RECEIVED FOR ITEM 136  
(CASE #92-132-SPH) ON OCTOBER 3, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *A. J. ...* Noted and Approved  
Planning Division Fire Prevention Bureau

JE/REK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 16, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
For October 15, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 120 (Case #91-227-XA), 148, 154, 155, 156, 159, 160, 161, 162, 163, 164 and 165.

For Item 136 (Case #92-132-SPH), our comments of October 1, 1991 remain valid.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt  
Zoning Commissioner September 20, 1991

FROM: James E. Dyer  
Zoning Supervisor

SUBJECT: ZONING ADVISORY COMMITTEE  
Zoning Administration Comments/Recommendations  
for Special Hearing Petition to Amend Site Plan  
for Bruzdinski Funeral Home  
15th Election District

This petition was accepted for filing under the new procedure established for the purpose of fast-tracking zoning hearings. Qualified attorneys may file such petitions without the necessity of a petition review prior to said filing. Under this procedure the zoning attorney is responsible for the correctness of the petition including acceptable site plans, descriptions, etc.

Since this funeral home has a rather complicated zoning history our formal comments will be preceded by a case by case zoning history as well as comprehensive map reclassifications.

HISTORY

Zoning case records indicate that the original funeral home was converted from a dwelling prior to 1945. That dwelling was on Lot 51 situated at the south east corner of Old Eastern Avenue and Pelczar Avenue. The property in question was zoned residential from 1945 through 1971 at which time Lot 51 was reclassified to B.L. via the comprehensive zoning map. Lots 52 and 53 were reclassified from DR-5.5 to B.L. by the 1984 Comprehensive Zoning Map. The remainder of the property owned by the Bruzdinski's remains in a DR-5.5 zoning classification.

The first zoning hearing concerning this property was for Lot 51 under Case No. 5398-XA. The request for a special exception and expansion was denied by the Zoning Commissioner. Said property remained in a non-conforming status until reclassified in 1971 at which time it became grandfathered via Bill No. 43-1970. This Bill deleted funeral homes as a matter of right in business local zones and required a Special Exception. However, said Bill also grandfathered existing sites of legal funeral home uses owned by a director for a period of 15 years prior to 1970. Lot 51 remains as a grandfathered use to this date. However, in 1973 via Case No. 73-248-A, setback variances from the B.L./D.R. zone line and parking from street right-of-ways were granted.

To: Larry E. Schmidt - Zoning Commissioner  
Re: Bruzdinski Funeral Home  
September 19, 1991  
Page 2

The next zoning hearing Case No. 75-121-XA granted a special exception for a funeral home on Lots 52 and 53. It should be noted, however, that the special exception on Lot 53 was granted for the purpose of parking only. The 1.5 story frame dwelling was specifically indicated as remaining in a residential use.

The next zoning hearing Case No. 83-23-SPHA amended the site plans as previously approved in Case No. 73-248-A and 75-121-XA, granted setbacks for lots 1, 2 and 3 and a use permit for parking on Lot 4. Lots 1, 2, 3 and 4 being situated on the west side of Pelczar Avenue and the south side of Old Eastern Avenue encompassing all of the land between Essex Avenue and Pelczar Avenue for a distance of 237 ft. south of Old Eastern Avenue. Lots 1, 2 & 3 were reconfigured via this hearing so as to accommodate the acreage necessary for the apartments (See apartment conversion table, Section 402 of the BCZR) that existed in the three existing dwellings. The variances granted for Lots 1, 2 and 3 were based upon setbacks required for the reconfigured lots.

The present 1984 zoning case is for the purpose of amending the previously amended site plan for the funeral home on Lots 51, 52 and 53 on the east side of Pelczar Avenue and to amend the previously granted site plan for the lots and parking use permit on the west side of Pelczar Avenue.

COMMENTS/RECOMMENDATIONS

It should be noted at the outset that the fast-tracking process purposely negates the pre-filing review, and associated discussions and amendments that require additional time.

While I am convinced that fast-tracking of petitions will greatly benefit those who must use our zoning system to utilize and/or improve their property, I am also convinced that everyone must cooperate i.e. owners, lawyers, engineers, Zoning Commissioner and those of us who process and review petitions for compliance to insure that the zoning process in our county maintains its integrity.

Fast-tracking is intended and limited to seasoned zoning attorneys who have acquired necessary knowledge to file a legally correct petition. For this above reason, it is expected that occasionally there will be a need to file an amended site plan prior to an Order being issued. Also from time to time and to a much lesser degree it is expected that it will become necessary to reschedule a hearing or part of a hearing after re-advertising and/or re-posting.

To: Larry E. Schmidt - Zoning Commissioner  
Re: Bruzdinski Funeral Home  
September 19, 1991  
Page 3

The following comments are based upon a complete review of the petitions inclusive of the site plan as submitted for filing and scheduling:

The petition request is very broad i.e. "To approve an amended site plan and Order in Case No. 83-23-SPHA". It is questionable as to whether this broad approach to the requested revisions provides adequate information to the public as is intended by the posting and advertising process. Well established zoning procedures includes a listing of specific aspects to be considered during the course of the hearing, i.e. the funeral home is being expanded; a garage is being removed; a planting strip is being replaced by a screen fence. While these and other items must definitely be indicated on the site plan, site plan amendments usually indicate a rearrangement of existing facilities such as the redesign of the parking area as is presently proposed for Lot 51, 52 and 53.

The four lots as configured and numbered on the site plan filed with Case No. 83-23-SPHA have been reconfigured and renumbered so as to consist of five lots. As revised the lots and dwellings no longer comply with the conversion table and as such would be in violation of the Baltimore County Zoning Regulations (BCZR), i.e. the two two-family apartment dwellings are now proposed on Lot 4 (as now numbered) four parking spaces that were previously approved in front of each two-apartment dwelling have been removed and replaced by a parking lot for 12 cars; and a screen buffer area has been replaced with a wooden fence along the S86 54'-11" W 150 ft. property line adjacent to an adjoining lot and dwelling.

2) Case No. 83-23-SPHA granted a use permit for Lot 4, which was 48 ft. x 138 ft. and contained 7,367 sq. ft. with parking spaces for 14 cars. As renumbered to Lot 5 and reconfigured, the lot is 57 ft. x 137.36 ft. and contains 7,827.24 sq. ft. with parking spaces for 14 cars. i.e. the use permit as granted does not cover the area now proposed.

3. A setback variance was granted for six feet between the existing three-apartment dwelling lot and the use permit parking lot. As reconfigured a zero (0) foot setback is proposed between the three-apartment dwelling and the use permit parking lot. No variance has been requested.

To: Larry E. Schmidt - Zoning Commissioner  
Re: Bruzdinski Funeral Home  
September 19, 1991  
Page 4

Note, assuming that the three dwellings containing a total of seven apartments, were legal nonconforming uses, pre-existing the 1945 zoning regulations, when the parking lot was added via Case No. 83-23-SPHA, that nonconforming use would have changed as a result of removing part of the land on which they were located. The aforementioned petition correctly established compliance with the zoning regulations by establishing three lots, one for each dwelling with enough area to support the corresponding number of apartments plus the lot for the use permit.

4. It appears that the parking lot on Lot 5 of the proposed plan is intended to serve as parking for the funeral home as well as the apartment dwelling. If this is the case now, a use permit will be required.

Based upon the above comments and the petition as requested, it certainly appears that the requested "site plan amendment" does not adequately cover all proposed changes and cannot be granted without re-advertising and re-posting or changes to the site plan that will bring about compliance without the need for the additional special hearing and or variance request.

*James E. Dyer*  
JAMES E. DYER - ZONING SUPERVISOR

JED/cer

cc: John Contrum - Romadka, Contrum & Hennegan

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 9, 1991

William N. Bafitis  
Bafitis & Associates, Inc.  
1249 Engleberth Road  
Baltimore, Maryland 21221

**92-132-SPH**

RE: Building Permit No. B 083080  
Control No. C-271-91  
1407 Old Eastern Avenue  
15th Election District

Dear Mr. Bafitis:

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

XXX Yesterday, I reviewed this building permit for a proposed addition with J.R. Haines, Zoning Commissioner. Per Mr. Haines, a hearing is required to amend the Special Exception granted in Zoning Case No. 83-23-SPHA. Enclosed are the petition forms as well as a sample procedural booklet.

If you have any further questions, you may contact me at 887-3391 to make an appointment.

Very truly yours,

*John J. Sullivan, Jr.*  
John J. Sullivan, Jr.  
Planner II

JJS:jat  
cc: James E. Bruzdinski, 1407 Old Eastern Ave., Baltimore, Md. 21221  
Planning File  
Zoning File



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
401 BOSLEY AVENUE, TOWSON, MD 21204

SECTION 22-43 WAIVER REQUEST FORM

General Information and Requirements for Submittal: 3 COPIES OF ALL INFORMATION

- Name of Development and Location: 1401, 1407, 1409 & 1411 OLD EASTERN AVENUE
- Owner's name: JAMES & RICHARD E. BRUZZINSKI
- Owner's address and phone number: 1407 OLD EASTERN AVENUE, BALTIMORE, MD 21221 301-686-4000
- Applicant's name (if other than owner): BAFFIS & ASSOCIATES, INC. (CLYDE HINKLE)
- Applicant's address and phone number: 1249 ENGLEBERTH ROAD, BALTIMORE, MD 21221 301-391-2330
- Applicant's license number: 6293/179, 6273/443, 5487/494, 6283/181
- License/permit number: 15-02-650420, 1502-002280, 15-04-351210, 15-02-571754
- Tax Account number: 15-02-650420, 1502-002280, 15-04-351210, 15-02-571754
- Site plan at appropriate scale and vicinity sketch: 3 COPIES EACH, FOLDED NEAR TO 8 1/2" x 11"
- 1980 200' scale aerial photograph with subject site outlined and road network identified: 3 COPIES EACH, FOLDED NEAR TO 8 1/2" x 11"
- Signature of Applicant or Owner, Date:

Reason for Waiver Request: Check Appropriate Reason(s). MUST ATTACH STATEMENT FOR JUSTIFICATION OF REQUEST

- Lot line adjustment, including the combination of lots or parcels.
- The subdivision of property pursuant to court order, a will, or the laws of intestate succession.
- Amendments to an approved plan or plat which do not materially alter the proposed development.
- The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of land to the owner or his children pursuant to Title 5, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland.
- The subdivision of a farm tract into two lots.
- The subdivision of land into three or fewer lots for residential single-family dwellings.
- The subdivision of land into three or fewer lots for residential single-family dwellings.
- An industrial development or land involving only one building for a single use. (See Below)
- A minor development.
- The construction of public buildings.
- The construction of accessory structures.
- The proposed development, if the Director finds that compliance with these regulations would impose unnecessary hardship MUST ATTACH STATEMENT SPECIFYING NATURE OF HARSHNESS.

Building Addition

DATE: DEC 13 1990

OFFICE OF PLANNING

STATUS:

Approved: C.R.G. MTC + C.R.G. Plan. P.D. Fields 1/17/91

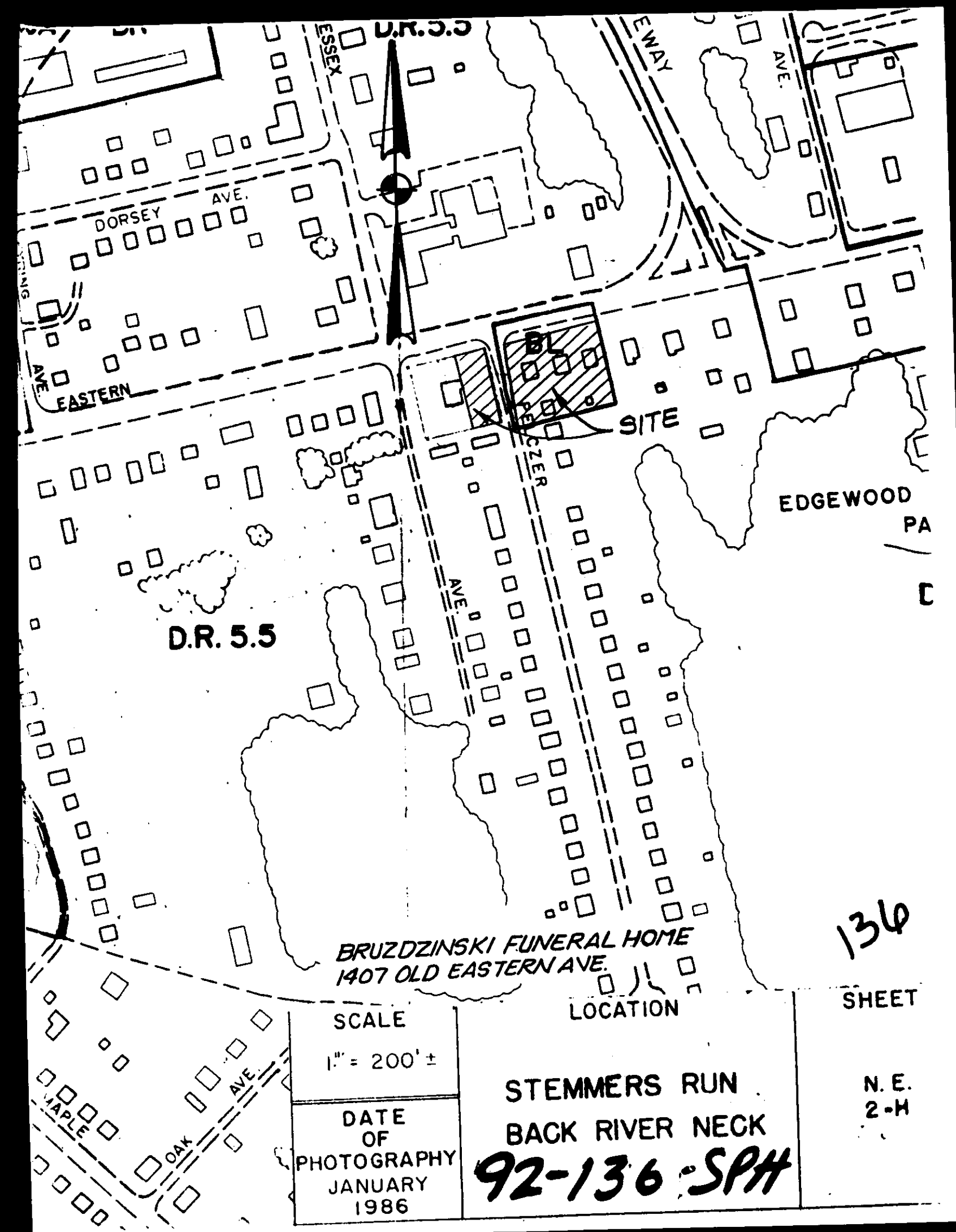
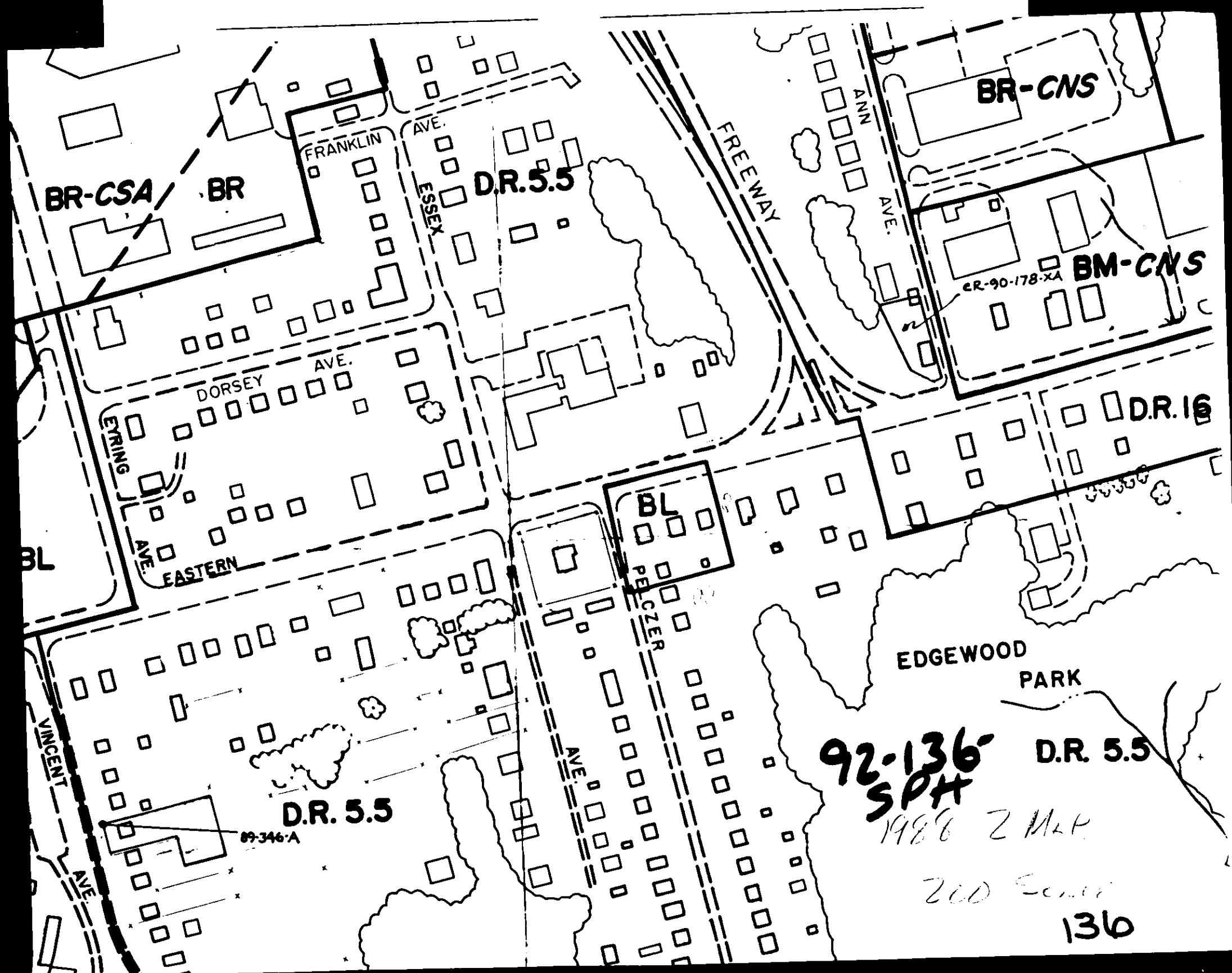
Public Work's Stand. TO BE DETERMINED BY BUS. OR PUBLIC SERVICES

Approved: C.R.G. MTC + C.R.G. Plan. 1/17/91

Public Work's Stand. TO BE DETERMINED BY BUS. OR PUBLIC SERVICES

Baltimore County Planning Board

\* Waiver of CRO meeting and process does NOT waive the need for an approved plan.



Baltimore County Government  
Office of Planning and Zoning

401 Bosley Avenue  
Towson, MD 21204

887-3211  
Fax 887-5862

January 18, 1991

James and Richard E. Bruzzinski  
1407 Old Eastern Avenue  
Baltimore, Maryland 21221

Re: Old Eastern Avenue-1401, 1407, 1409 & 1411  
U-91-26

Dear Sirs:

We have reviewed your waiver application for the above property and have determined that a waiver for the CRC Plan and CRC Meeting would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. However, waiver of Public Works Standards will be determined by Bureau of Public Services. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51).

Should you have any questions, please contact Frank Fisher, Chief, Current Planning and Development at 887-3335 or Pat Keller, Deputy Director of Planning at 887-3211.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Sincerely yours,

P. David Fields, Director  
Office of Planning and Zoning

PDF: cab

cc: Baffis & Associates Inc./Clyde Hinkle, 1249 Engleberth Road, Baltimore, MD 21221  
David Thomas, Assistant Bureau Chief M.S. 1301  
Renda Payne, Public Services M.S. 1301  
Susan Wimbley, Public Services  
File

PETITIONER'S EXHIBIT

CASE 75-111A  
136

Re: Instant  
Case 92-132-SPH

CASE 72-241  
136

Re: Instant Case  
92-132-SPH

CASE 82-234A  
136

Re: Instant Case  
92-132-SPH

5398+1  
136

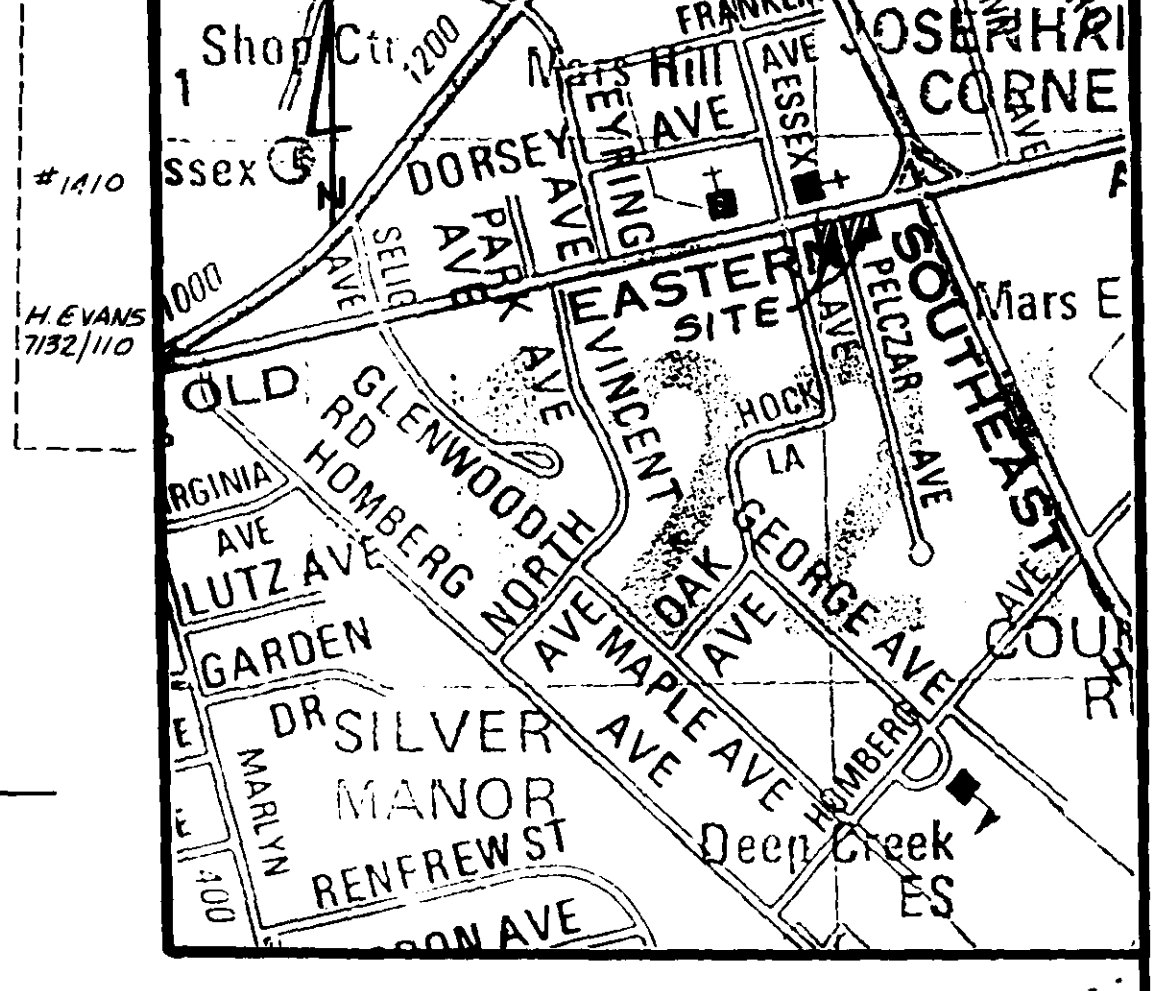
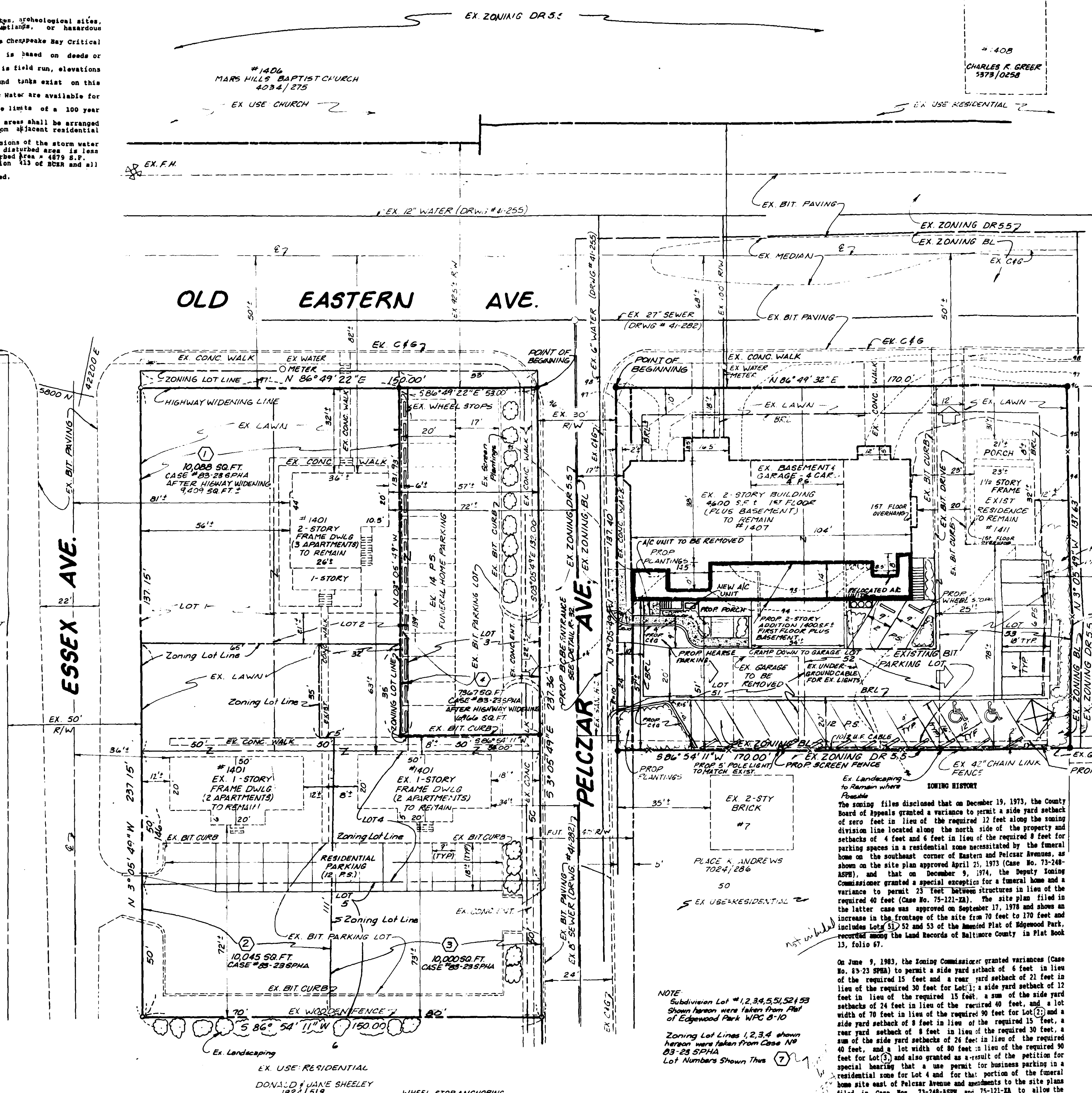
Re: Instant  
Case 92-132-SPH





- SITE DATA**
- Owner/Applicant: James & Richard Bruzdinski  
1407 Old Eastern Avenue  
Baltimore, Maryland 21221  
301-686-4888
  - Election District: 815
  - Councilmanic District: 85
  - Census Tract: 450501
  - Deed Reference: 6293/179, 6273/443, 5487/494, 6283/181
  - Tax Account Numbers: 15-02-650420, 15-02-002280, 15-04-351210, 15-02-571754
  - Existing Zoning: BL & DR 5.5
  - Proposed Zoning: BL & DR 5.5
  - Existing Uses: Funeral Home & Residences
  - Proposed Uses: Funeral Home & Residences
  - Existing Funeral Home: 3,952 S.F. ±  
Basement: 4,046 S.F. ±  
First Floor: 428 S.F. ±  
Total: 8,426 S.F. ±
  - Proposed Addition: 1,623.5 S.F. ±  
Basement: 1,623.5 S.F. ±  
First Floor: 3,247.0 S.F. ±  
Total: 4,870.5 S.F. ±
  - Existing Residence Lot #53: 800 S.F. ±  
First Floor: 800 S.F. ±  
Second Floor: 800 S.F. ±  
Total: 1,600 S.F. ±
  - Proposed Bldg. Height: 40'
  - Watershed: 21
  - Subwatershed: 38
  - Site Area**  
Lots 51, 52 & 53  
Gross Site Area = 23,378 S.F. ±  
Pelczar Avenue Widening = 487 S.F. ±  
Net Area = 22,431 S.F. ±  
Gross Site Area = 25,439 S.F. ±  
Lots 1, 2, 3, 4 & 5  
Site Area = 35,588 S.F. ±  
Pelczar Avenue Widening = 4,401.2 S.F. ±  
Net Area = 39,148.4 S.F. ±  
Gross Site Area = 39,148.4 S.F. ±
  - Parking**  
Required:  
Funeral Home  
A. 1 P.S. per 300 S.F. of floor area for public use in existing building  
5,190 S.F. = 17.3 P.S.  
300  
B. 10 P.S. per 1,000 S.F. of floor area for public use in proposed building addition  
1,110 S.F. = 11.1 P.S.  
1,000 X 10  
C. 1 P.S. per two employees  
4 full-time employees  
8 part-time employees  
6 maximum on duty at any time  
6  
D. 1 P.S. per establishment used vehicles  
4 vehicles X 1 = 4.0 P.S.  
Total Funeral Home Parking Required = 35.4 P.S.  
say 36.0 P.S.  
Residence: Lot #53  
E. 2 P.S. per residence  
1 X 2 = 2.0 P.S.  
Total Parking Required Lots 51, 52, & 53 = 38.0 P.S.  
Residences: Lots 1, 2, 3, 4, & 5  
F. 1.5 P.S. per apartment  
7 apartments X 1.5 = 10.5 P.S.  
Total Parking Required Lots 1, 2, 3, 4, & 5 = 10.5 P.S.  
say 11 P.S.  
Total Parking Required: 49 P.S.  
Proposed:  
G. Funeral Home - Lots 51, 52, & 53  
Exterior = 20.0 P.S.  
Garage = 4.0 P.S.  
On Lot #3 = 14.0 P.S.  
Total = 38.0 P.S.  
H. Residential Lots 1, 2, 3, 4, & 5  
Total Parking Provided = 50.0 P.S.  
Handicapped  
Required = 2.0 P.S.  
Proposed = 2.0 P.S.
  - Landscaping**  
A. General Planting Requirements  
1 Planting Unit per 10 linear feet of adjacent road.  
170 + 137 = 307 - 40 = 8 planting units  
B. Special Conditions  
1 Planting Unit per 12 parking spaces  
35 - 12 = 3 planting units  
C. Class "B" Adjacent R/W  
1 Planting Unit per 15 linear feet  
19 - 15 = 2 planting units  
13 planting units
  - Floor Area Ratio - BL Zone**  
Floor Area Ratio Allowed = 3.0 S.F.  
Existing Funeral Home = 8,426 S.F.  
Proposed Addition (24,623.5 + 4) = 3,247 S.F.  
Existing Residence (800 + 800) = 1,600 S.F.  
Total Floor Area = 13,273 S.F.  
Gross Site Area = 35,588 S.F.  
Building S.F. = 13,273 S.F.  
Gross Site Area = (Lots 51, 52, & 53) = 35,588 S.F.  
= 0.37
  - Estimated Average Daily Trips**  
Funeral Home:  
Assume 150 persons on site, maximum, at any funeral, using 2 persons per vehicle = 75 vehicles,  
2 trips per vehicle + 10% = (2 X 75) + 10% = 165 trips

SOILS DATA CHART					
TYPE	SERIES	W/BASEMENT	W/O BASEMENT	STREETS AND PARKING LOTS	GROUP TYPE
LyB	Loamy and Clayey land	severe; sub-soil shrinkage & instability	severe; sub-soil shrinkage & instability	severe; sub-soil shrinkage & instability	"C"
LyB - Loamy and Clayey land, 0 to 5% slopes Note: Entire site is situated within the LyB soil type.					



**PETITIONER'S EXHIBIT No. 1**

**92-132-SPH** William N. Balfors, P.E.  
Balfors & Associates, Inc. 301-201-6226  
#136  
RECEIVED OCT 1 1991  
Civil Engineers / Land Planners / Surveyors  
1249 Englewood Rd. Baltimore, Md. 21221

**PLAT TO ACCOMPANY ZONING PETITION**  
FOR  
**BRUZZINSKI FUNERAL HOME ADDITION**  
**1407 OLD EASTERN AVENUE**

**SCALE** 1" = 20'  
**JOB ORDER NO.** 87052  
**DATE** AUGUST 28, 1991

**REVISIONS**

NO.	REVISIONS	DATE
1	Added Planting Lot Lines	9/25/91
2	Added Existing Landscaping	9/25/91
3	Added Proposed Landscaping	9/25/91
4	Added Proposed Landscaping	9/25/91
5	Added Proposed Landscaping	9/25/91

**ZONING HISTORY**

The zoning file disclosed that on December 19, 1973, the County Board of Appeals granted a variance to permit a side yard setback of zero feet in lieu of the required 12 feet along the zoning division line located along the north side of the property and setbacks of 4 feet and 6 feet in lieu of the required 8 feet for parking spaces in a residential zone necessitated by the funeral home on the southeast corner of Eastern and Pelczar Avenues, as shown on the site plan approved April 23, 1973 (Case No. 73-248-SPH), and that on December 9, 1974, the Deputy Zoning Commissioner granted a special exception for a funeral home and a variance to permit 25 feet between structures in lieu of the required 40 feet (Case No. 75-121-2A). The site plan filed in the latter case was approved on September 17, 1974 and shows an increase in the frontage of the site from 70 feet to 170 feet and includes Lots 51, 52 and 53 of the Amended Plat of Ridgewood Park, recorded among the Land Records of Baltimore County in Plat Book 13, folio 67.

On June 9, 1983, the Zoning Commissioner granted variances (Case No. 83-23-SPH) to permit a side yard setback of 6 feet in lieu of the required 15 feet and a rear yard setback of 21 feet in lieu of the required 30 feet for Lot(1); a side yard setback of 12 feet in lieu of the required 15 feet, a sum of the side yard setbacks of 24 feet in lieu of the required 40 feet, and a lot width of 70 feet in lieu of the required 15 feet, a sum of the side yard setbacks of 8 feet in lieu of the required 15 feet, and a rear yard setback of 8 feet in lieu of the required 30 feet, a sum of the side yard setbacks of 24 feet in lieu of the required 40 feet, and a lot width of 80 feet in lieu of the required 90 feet for Lot(2); and also granted as a result of the petition for special hearing that a use permit for business parking in a residential zone for Lot 4 and for that portion of the funeral home site east of Pelczar Avenue and amendments to the site plans filed in Case Nos. 73-248-SPH and 75-121-2A to allow the existing garage, parking layout, and building size to remain and the eastward driveway on Eastern Avenue to remain open, subject to:

- Parking on Lot(4) shall comply with Sections 400.2.C. and 400.4 of the Baltimore County Zoning Regulations. No parking shall be permitted after 9:30 p.m.
- Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division

**WHEEL STOP ANCHORING**  
Wheel stops shall be anchored to paving in accordance with State Highway Administration Standard No. MD-765 01



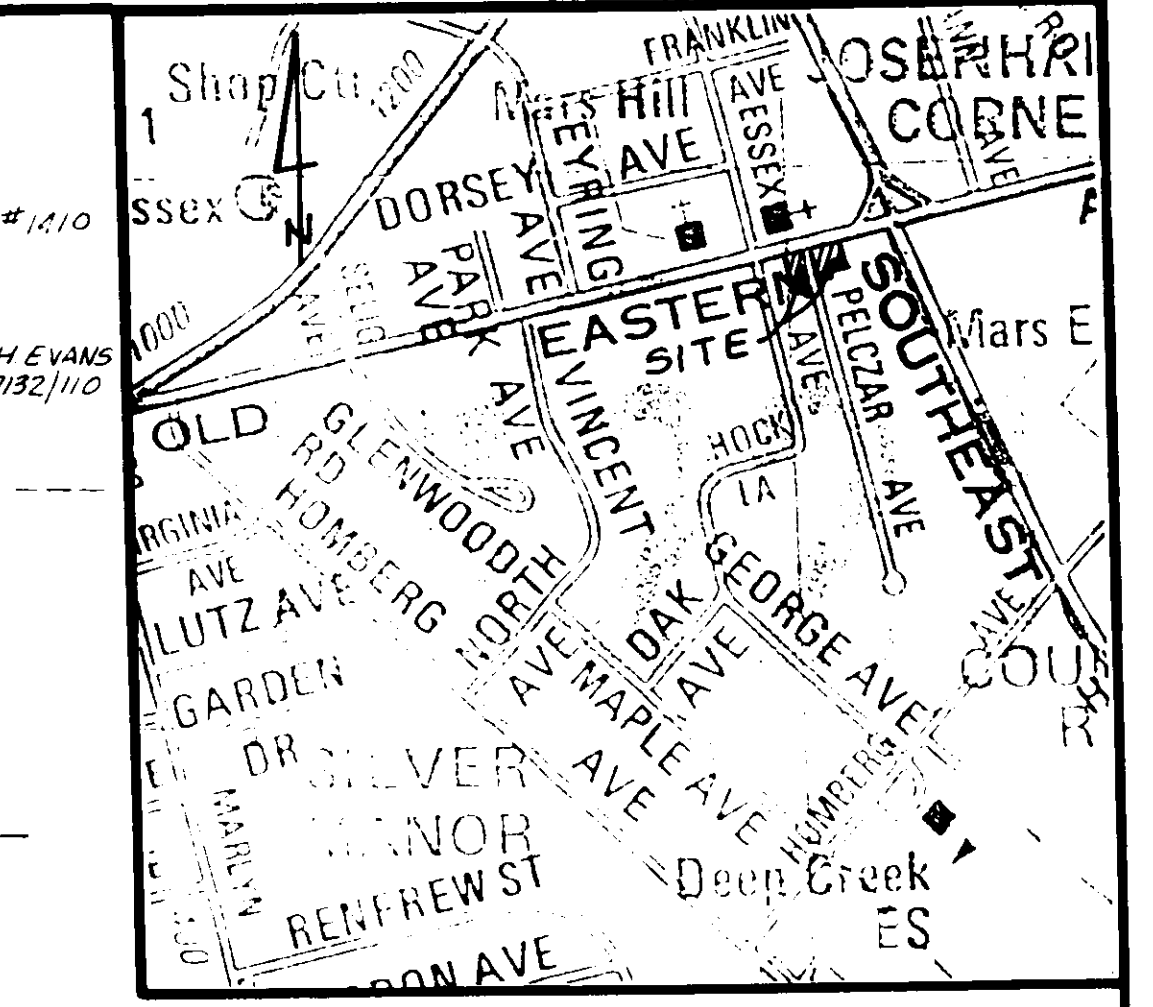
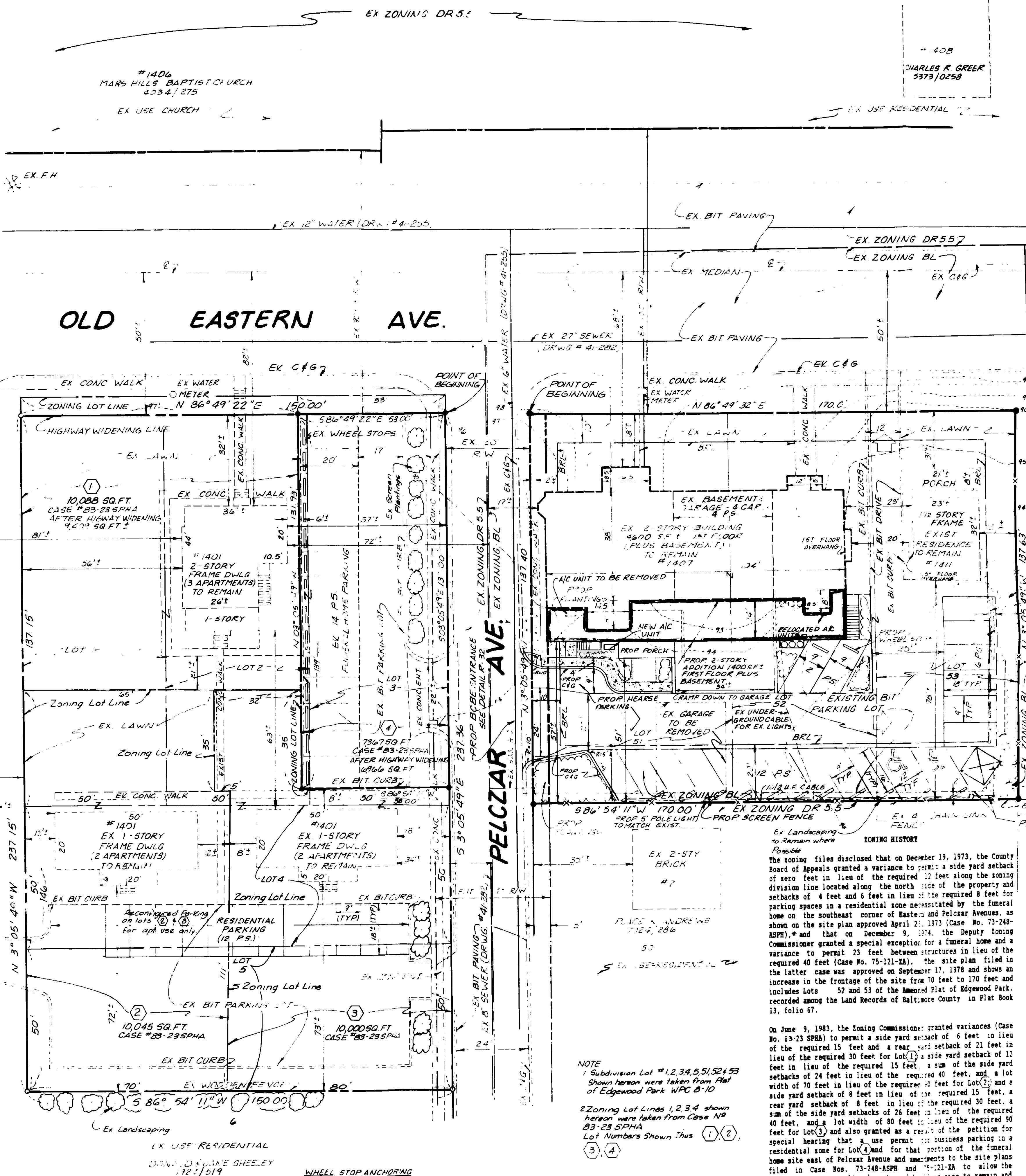
- SITE DATA**
- Owner/Applicant: James & Richard Bruzdinski  
1407 Old Eastern Avenue  
Baltimore, Maryland 21221  
301-686-4888
  - Election District: 85
  - Council District: 15
  - Census Tract: 6293/179, 6273/443, 5487/494, 6283/181
  - Deed Reference: 15-02-650420, 15-02-602280, 15-04-352110, 15-02-571754
  - Existing Zoning: BL & DR 5.5
  - Proposed Zoning: BL & DR 5.5
  - Existing Uses: Funeral Home & Residences
  - Proposed Uses: Funeral Home & Residences
  - Existing Funeral Home:
    - Basement: 3,957 S.F. ±
    - First Floor: 4,046 S.F. ±
    - Second Floor: 425 S.F. ±
    - Total: 8,424 S.F. ±
  - Proposed Addition:
    - Basement: 1,633 S.F. ±
    - First Floor: 1,633 S.F. ±
    - Total: 3,266 S.F. ±
  - Existing Residence Lot #53:
    - First Floor: 800 S.F. ±
    - Second Floor: 800 S.F. ±
    - Total: 1,600 S.F. ±
  - Proposed Bldg. Height: 40'
  - Watershed: 21
  - Subwatershed: 38
  - Site Area:
    - Lots 51, 52 & 53:
      - Gross Site Area: 23,378 S.F. ±
      - Peirce Avenue Widening: 887 S.F. ±
      - Net Area: 22,491 S.F. ±
      - Gross Site Area: 15,439 S.F. ±
    - Lots 1, 2, 3, 4, 5:
      - Site Area: 35,588 S.F. ±
      - Peirce Avenue Widening: 1,186 S.F. ±
      - Net Area: 34,402 S.F. ±
      - Gross Site Area: 39,248 S.F. ±

- 18. Parking**
- Required:**
- Funeral Home**
- A. 1 P.S. per 300 S.F. of floor area for public use in existing building  
5,190 S.F. = 17.3 P.S.
- B. 10 P.S. per 1,000 S.F. of floor area for public use in proposed building addition  
1,110 S.F. X 10 = 11.10 P.S.
- C. 1 P.S. per two employees  
4 full-time employees  
8 part-time employees  
6 maximum on duty at any time  
= 3.0 P.S.
- D. 1 P.S. per establishment used vehicles  
4 vehicles X 1 = 4.0 P.S.
- Total Funeral Home Parking Required:** 35.4 P.S.  
say 36.0 P.S.
- Residence Lot #53**
- E. 1 P.S. per residence  
1 X 2 = 2.0 P.S.
- Total Parking Required Lots 51, 52, & 53**  
= 38.0 P.S.
- Residences, Lots 1, 2, 3, 4, 5**
- F. 1.5 P.S. per apartment  
7 apartments X 1.5 = 10.5 P.S.
- Total Parking Required Lots 1, 2, 3, 4, 5**  
= 10.5 P.S.  
say 11.0 P.S.
- Total Parking Required:** 49 P.S.
- Proposed:**
- G. Funeral Home - Lots 51, 52, & 53
- Exterior: 20.0 P.S.
- Garage: 4.0 P.S.
- On lot #53: 2.0 P.S.
- Total: 26.0 P.S.
- H. Residential Lots 1, 2, 3, 4, 5
- Total Parking Provided: 50.0 P.S.
- Handicapped**
- Required: 2.0 P.S.
- Proposed: 2.0 P.S.

- 19. Landscaping**
- A. General Planting Requirements
- 1 Planting Unit per 40 linear feet of adjacent road.  
170' X 17' X 30' = 40 = 8 planting units
- B. Special Conditions
- 1 Planting Unit per 12 parking spaces  
35 - 12 = 3 planting units
- C. Class 'B' Adjacent R/W
- 1 Planting Unit per 15 linear feet  
19 - 15 = 1 planting unit  
= 13 planting units
- 20. Floor Area Ratio - BL Zone**
- Floor Area Ratio Allowed = 3.0 S.F.
- Existing Funeral Home = 8,424 S.F.
- Proposed Addition (24,623 S.F. + 4) = 5,247 S.F.
- Existing Residence (800 + 800) = 1,600 S.F.
- Total Floor Area = 13,271 S.F.
- Gross Site Area = 35,588 S.F.
- Building S.F. = 13,271 S.F.
- Gross Site Area (Lots 51, 52, & 53) = 35,588 S.F.
- 0.37

- 21. Estimated Average Daily Trips**
- Funeral Home:
- Assume 150 persons on site, maximum, at any funeral, using 1 persons per vehicle = 75 vehicles,  
2 trips per vehicle + 10% = (75 X 75) + 10% = 165 trips

- GENERAL NOTES**
- There are no known historical sites, archeological sites, endangered species habitats, wetlands, or hazardous materials within this site.
  - This site is located outside of the Chesapeake Bay Critical Areas.
  - Boundary information shown hereon is based on deeds or record.
  - Existing topography shown hereon is field run, elevations are based on assumed datum.
  - No known septic systems or underground tanks exist on this site.
  - Public Sanitary Sewer and Domestic Water are available for use at this site.
  - This site is not situated within the limits of a 100 year tidal or non-tidal flood plain.
  - Illumination for off-street parking areas shall be arranged as to reflect the light away from adjacent residential sites, and public streets.
  - This site is exempt from the provisions of the storm water management requirements as proposed disturbed area is less than 5,000 S.F. of land area. Disturbed Area = 4,079 S.F.
  - Any sign(s) shall comply with Section 413 of BCRS and all zoning policies.
  - All parking spaces to be paint striped.



**VICINITY MAP**  
SCALE: 1" = 100'

**EXHIBIT 1A**  
**PLAT TO ACCOMPANY ZONING PETITION**  
FOR  
**BRUZZINSKI FUNERAL HOME ADDITION**  
**1407 OLD EASTERN AVENUE**

**SCALE**  
1" = 20'

**JOB ORDER NO.**  
89052

**DATE**  
AUGUST 28, 1991

**1**

**EXHIBIT 1A**  
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FOR  
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SOILS DATA CHART				
TYPE	SERIES	W/BASEMENT	W/O BASEMENT	GROUP TYPE
LyB	Loamy and Clayey land	severe; sub-soil shrinkage & instability	severe; sub-soil shrinkage & instability	"C"

LyB - Loamy and Clayey land, 0 to 5% slopes  
Note: Entire site is situated within the LyB soil type

SOILS DATA CHART				
TYPE	SERIES	W/BASEMENT	W/O BASEMENT	GROUP TYPE
LyB	Loamy and Clayey land	severe; sub-soil shrinkage & instability	severe; sub-soil shrinkage & instability	"C"

LyB - Loamy and Clayey land, 0 to 5% slopes  
Note: Entire site is situated within the LyB soil type

**WHEEL STOP ANCHORING**  
Wheel stops are to be anchored to paving in accordance with S&A Highway Admin. Standard No. MD-725.01

**NOTE**

1. Subdivision Lot #12, 34, 55, 52, 53 shown herein were taken from Plat of Edgewood Park WPC 6-10

2. Zoning Lot Lines 1, 2, 3, 4 shown herein were taken from Case No. 83-23 SPHA

3. Lot Numbers Shown Thus (1), (2), (3), (4)

4. And grandfathered lot #51 for Funeral Home use.

**EXHIBIT 1A**  
**PLAT TO ACCOMPANY ZONING PETITION**  
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